

**Colonial Charles Community Association**  
**Approved 2025 Budget**

Assesment Fee \$255 per month

<b>Account</b>	<b>2024 Approved Budget</b>	<b>Thru July 2024 Actual</b>	<b>Thru Dec. 2024 Projected</b>	<b>2025 Approved Budget</b>
4001 Assessment Income	\$734,400.00	\$428,400.00	\$734,400.00	\$734,400.00
4010 Late Fee Income	\$0.00	\$835.00	\$1,500.00	\$1,000.00
4020 NSF Income	\$0.00	\$90.00	\$210.00	\$0.00
4070 Clubhouse Income	\$12,000.00	\$7,700.00	\$14,000.00	\$14,000.00
4820 Working Capital - Purchasers	\$2,000.00	\$1,000.00	\$2,000.00	\$2,000.00
4031 Interest Income	\$0.00	\$531.44	\$910.00	\$0.00
4040 Legal Fee Income	\$0.00	\$3,729.33	\$4,800.00	\$3,800.00
4065 Key Fob Income	\$0.00	(\$20.95)	\$150.00	\$0.00
<b>Income Total</b>	<b>\$748,400.00</b>	<b>\$442,264.82</b>	<b>\$757,970.00</b>	<b>\$755,200.00</b>
<b>Total</b>	<b>\$748,400.00</b>	<b>\$442,264.82</b>	<b>\$757,970.00</b>	<b>\$755,200.00</b>

**EXPENSES**

<b>Account</b>				
5001 Management Fees	\$38,193.00	\$22,281.00	\$38,193.00	\$39,336.00
5065 Administrative/Office Expense	\$2,500.00	\$654.52	\$1,395.00	\$2,000.00
6517 Copier Lease & Equipment	\$2,000.00	\$1,011.58	\$1,750.00	\$2,000.00
5100 Postage	\$800.00	\$351.12	\$566.00	\$800.00
6049 Website	\$222.00	\$678.57	\$1,162.00	\$1,200.00
5010 Audit Fees	\$2,800.00	\$2,700.00	\$2,700.00	\$2,800.00
7000 Telephone & Internet	\$6,700.00	\$4,487.27	\$6,765.00	\$6,700.00
5030 Collection & Legal Fees	\$7,000.00	\$6,876.11	\$9,285.00	\$7,000.00
5050 Bank/Credit Card Charges	\$150.00	\$35.00	\$152.00	\$150.00
5090 Insurance	\$19,000.00	\$8,729.80	\$19,729.80	\$21,000.00
6104 Permits and Licenses	\$1,900.00	\$1,596.00	\$1,855.00	\$1,900.00
5101 Printing & Reproduction	\$1,700.00	\$595.19	\$395.00	\$1,500.00
5085 Federal Income Tax	\$5,000.00	\$3,540.00	\$6,840.00	\$7,000.00
5191 State & Local Tax	\$1,500.00	\$755.00	\$900.00	\$1,500.00
5025 Bad Debt Expense	\$2,000.00	\$60.00	\$500.00	\$2,000.00
5220 Miscellaneous Expense	\$1,500.00	\$111.29	\$875.00	\$1,500.00
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>	<b>\$92,965.00</b>	<b>\$54,462.45</b>	<b>\$93,062.80</b>	<b>\$98,386.00</b>
7425 Landscape Enhancement/Improvement	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00
6260 Landscaping Contract & Maintenance	\$260,000.00	\$126,706.68	\$253,379.00	\$260,000.00
6313 Tree Maintenance & Replacement	\$2,000.00	\$620.00	\$1,800.00	\$2,000.00
7032 Common Area Irrigation	\$2,000.00	\$467.00	\$1,166.69	\$2,000.00
<b>LANDSCAPE EXPENSES Total</b>	<b>\$266,000.00</b>	<b>\$127,793.68</b>	<b>\$258,345.69</b>	<b>\$266,000.00</b>
8045 Fire Alarm/Sprinkler Contract	\$3,000.00	\$248.00	\$2,800.00	\$3,000.00
8055 Fire & Sprinkler - Repairs	\$2,000.00	\$0.00	\$1,200.00	\$1,500.00
<b>FIRE &amp; SAFETY EXPENSES Total</b>	<b>\$5,000.00</b>	<b>\$248.00</b>	<b>\$4,000.00</b>	<b>\$3,000.00</b>
5511 Attendant Payroll	\$11,073.00	\$5,564.16	\$9,019.00	\$11,750.00
5500 Facilities Manager	\$43,000.00	\$23,365.14	\$43,354.00	\$45,500.00
8130 Employer FICA	\$4,675.00	\$2,305.99	\$4,800.00	\$5,000.00
5900 Payroll Administration	\$1,900.00	\$1,042.51	\$2,100.00	\$2,200.00
<b>PERSONNEL EXPENSES Total</b>	<b>\$60,648.00</b>	<b>\$32,277.80</b>	<b>\$59,273.00</b>	<b>\$64,450.00</b>

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6000 Pool Management	\$10,800.00	\$3,600.00	\$9,200.00	\$10,800.00
6010 Pool Repairs & Expenses	\$8,000.00	\$3,971.27	\$7,200.00	\$8,000.00
<b>POOL EXPENSES Total</b>	<b>\$18,800.00</b>	<b>\$7,571.27</b>	<b>\$16,400.00</b>	<b>\$18,800.00</b>
6650 Exterior Pest Control	\$3,000.00	\$2,000.00	\$2,275.00	\$3,000.00
6651 Mosquito Spraying	\$1,000.00	\$1,307.88	\$1,307.00	\$1,400.00
6652 Wildlife Deterrent	\$7,740.00	\$0.00	\$2,000.00	\$2,000.00
6329 Plumbing Expense	\$620.00	\$1,926.00	\$2,100.00	\$2,100.00
7160 Electricity - Clubhouse	\$19,000.00	\$16,540.64	\$18,489.85	\$21,000.00
7015 Electricity Fountain	\$5,000.00	\$3,098.66	\$4,524.00	\$5,000.00
7060 Electrical Repairs & Maintenance	\$2,000.00	\$0.00	\$900.00	\$2,000.00
7014 Private Area Street Lighting	\$10,000.00	\$7,033.76	\$12,056.00	\$13,000.00
7030 Water & Sewer	\$3,000.00	\$1,427.15	\$2,548.00	\$3,000.00
7020 Gas Utility	\$16,292.00	\$5,550.96	\$11,365.00	\$14,912.00
6630 Trash Pickup	\$60,235.00	\$40,318.08	\$61,302.00	\$61,302.00
<b>MAINTENANCE &amp; UTILITY EXPENSES Total</b>	<b>\$127,887.00</b>	<b>\$79,203.13</b>	<b>\$118,866.85</b>	<b>\$128,714.00</b>
5371 Holiday Decorations	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00
5370 Social Activities	\$12,000.00	\$5,536.80	\$12,000.00	\$12,000.00
6301 Fitness	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00
6337 Mat & Air Freshener Services	\$7,500.00	\$3,801.42	\$7,486.00	\$7,500.00
<b>PROPERTY ENHANCEMENT EXP. Total</b>	<b>\$21,500.00</b>	<b>\$9,338.22</b>	<b>\$21,486.00</b>	<b>\$21,500.00</b>
6310 Building Repairs & Maint.	\$6,000.00	\$5,794.35	\$7,000.00	\$7,000.00
6645 HVAC Maint. Contract	\$6,800.00	\$0.00	\$5,968.00	\$6,800.00
6342 HVAC Repairs	\$6,000.00	\$564.00	\$5,640.00	\$6,000.00
<b>BUILDING EXPENSES Total</b>	<b>\$18,800.00</b>	<b>\$6,358.35</b>	<b>\$18,608.00</b>	<b>\$19,800.00</b>
6685 Fountain SWMP Cont. & Repairs	\$8,000.00	\$3,503.07	\$7,500.00	\$8,000.00
6379 Clubhouse Supplies	\$6,000.00	\$2,481.28	\$4,253.00	\$4,500.00
6640 Snow Removal	\$47,000.00	\$9,205.00	\$9,205.00	\$44,850.00
6620 Janitorial Contract Services	\$5,000.00	\$2,400.00	\$4,800.00	\$7,200.00
<b>MISCELLANEOUS EXPENSES Total</b>	<b>\$66,000.00</b>	<b>\$17,589.35</b>	<b>\$25,758.00</b>	<b>\$64,550.00</b>
9910 Replacement Reserves	\$69,000.00	\$34,833.24	\$69,000.00	\$70,000.00
<b>RESERVE CONTRIBUTIONS (EXPENSE) Total</b>	<b>\$69,000.00</b>	<b>\$34,833.24</b>	<b>\$69,000.00</b>	<b>\$70,000.00</b>
<b>Total Expenses</b>	<b>\$746,600.00</b>	<b>\$369,675.49</b>	<b>\$684,800.34</b>	<b>\$755,200.00</b>
<b>Net Income</b>	<b>\$1,800.00</b>	<b>\$72,589.33</b>	<b>\$73,169.66</b>	<b>\$0.00</b>